

HANOVER PLANNING BOARD



APRIL 10TH, 2006

MINUTES OF MEETING

At 6:45 P.M., the Chairman Peter Moll called to order the April 10, 2006 meeting of the Hanover Planning Board. Peter Moll, Bora Pervane, Rich Deluca, and Gary Hendershot were present. Associate members Bernie Campbell and Steven Rusko were also present. Bora motioned to accept the minutes of the March 27, 2006 Planning Board Meeting as amended. Rich seconded the motion and it was so voted 4-0.

PUBLIC HEARINGS

Village Commons PB06-11SP

The Chairman opened the hearing at 8:10 p.m. The Town Planner, Andrew Port went over his comments briefly and discussed information he had from other Boards. The applicant James O'Brien was present and informed the Board that they had not yet filed with the Conservation Commission and that they were awaiting Board of Health approval and approval from the DEP. Brad McKenzie from McKenzie Engineering was present on behalf of the applicant and addressed comments from Dave Nyman the Town's engineer from ENSR. Mr. O'Brien then passed out a packet of information to all of the Board members. Included was a list of responses to the Town Planners comments by number. The Board went over each of these. Mr. O'Brien gave the Board a copy of a letter that he had from the Board of Health. Rich read that letter into the record. There was some discussion concerning the number of monitoring wells to be built on the property. The Board asked Andy to speak to Victor Diniak of the DPW and ask him for a letter outlining his position on the subject. Bora expressed some concern for the landscaping plan and the selection of trees. Mr. O'Brien argued that his landscaping plan exceeded the requirements of the Zoning Bylaws by 35%. Bora said he would like to see the plan more legible and have the types of trees more clearly spelled out. Rich then made a motion to continue until April 24, 2006 at 7:00 p.m. Gary seconded the motion and it was so voted 5-0.

South Shore YMCA – PB06-10SP

The Chairman opened the hearing at 9:20 p.m. The Town Planner, Andrew Port read the comments from Dave Nyman. The Board had received a revised plan from the applicant and was satisfied with how it looked. Rich made a motion to approve Special Permit/Site Plan review PB06-10SP with no special conditions. Gary seconded the motion. It was so voted 4-0.

APPOINTMENTS

The Board had an appointment at 6:45 p.m. with Bob and Maryann Brugnoli to discuss their business, the AutoMart at 755 Washington Street. They told the Board that they were interested in increasing the number of automobiles for sale on their lot. They had asked the Selectmen about this and were told to see the Planning Board to see if they would need a Special Permit or Site Plan review. The Town Planner indicated that it would be up to the Zoning Enforcement Officer/Building Commissioner to determine if this would be an expansion of the use and if they would need a site plan review. Bora suggested that Andy write a letter to the Building Commissioner asking for his opinion. Peter suggested that they get a site plan done and the Board could take another look at it after Andy got some feedback from the Building Commissioner.

At 7:10 p.m. the Board joined the Board of Public Works for the Street Acceptance Hearing. Victor Diniak spoke about each road that was up for acceptance and asked if the Board had any input. The Town Planner went over some comments he had. The Board discussed the possibility of establishing a "sidewalk bank"

whereby applicants for new subdivisions or site plans who were given waivers for construction of sidewalks would be required to fund the construction of sidewalks at other locations in the Town. The Board of Public Works was open to the idea and would be willing to discuss it further. The Street Acceptance Hearing was adjourned at 7:45 p.m.

SIGNING OF LOT RELEASES, PLANS, FORM A's, DECISIONS AND BILLS

The Board reviewed and discussed an ANR plan for 904 Broadway PB06-16A. Rich motioned to endorse the plan. Bora seconded the motion and it was so voted 4-0.

OTHER BUSINESS

The Board continued their meeting after the Board of Public Works adjourned. Peter made a motion to nominate Rich as the Clerk of the Planning Board during Maryann's absence. Bora seconded the motion and Rich was unanimously voted in as Clerk.

The Town Planner then gave the Board a brief explanation of the rules surrounding the use of the associate members.

The Town Planner told the Board about the upcoming Community Planning Day at the State House and the appointments he has scheduled with Representative Nyman and Senator Creedon.

The Board briefly discussed the request by Tim and Karen Price for a Limited Site Plan review for a proposed Dog Day Care facility at 409 Columbia Road. The Board agreed to grant a Limited Site Plan review and waive the registration fees. They will require a public hearing and notification of abutters. They also want the applicant to get input from the Board of Health and the Fire Department. They set a date of May 8, 2006 at 8:30 p.m. for the Public Hearing.

The Board scheduled a Public Hearing for River Path Definitive Subdivision.

Bora motioned to adjourn at 10:00 p.m. Peter seconded the motion and it was so voted 4-0.

Meeting was adjourned at 10:00 p.m.

Respectfully Submitted,

Margaret Hoffman

PLANNING BOARD SECRETARY